

CODE ENFORCEMENT BOARD
CITY COMMISSION MEETING ROOM
100 NORTH ANDREWS AVENUE
FEBRUARY 26, 2008
10:02 A.M. – 12:55 P.M.

<u>Board Members</u>	<u>Attendance</u>	<u>2/2008 through 1/2009</u>	
		<u>Present</u>	<u>Absent</u>
Myrnabelle Roche, Chair	P	1	0
Sam Mitchell, Vice Chair	P	1	0
Howard Elfman	P	1	0
Genia Ellis	P	1	0
John Greenfield	A	0	1
Jan Sheppard	P	1	0
Doug White	P	1	0
Patricia Rathburn [alternate]	A	0	1

Staff Present

Ginger Wald, Assistant City Attorney
Bruce Jolly, Board Attorney
Mark Campbell, Code Enforcement Officer
Lindwell Bradley, Code Enforcement Supervisor
Skip Margerum, Code Enforcement Supervisor
Deb Maxey, Clerk 3
Joan Edmonson, Secretary, Code Enforcement Board
Wayne Strawn, Building Inspector
Jorg Hruschka, Building Inspector
Mohammed Malik, Building Inspector
Lieutenant Steve Payne, Fire Inspector
Jamie Opperee, Recording Secretary

Also Present:

CE05120450: Miguel Gonzalez, manager
CE07030857: Tania Ouaknine, owner
CE07091037: Nagi Shahid, owner
CE07040523: Wesley Curran, general contractor
CE06070690; CE07030221: Carlos Fernandez, owner
CE03060710: Richard Lawrence, general contractor; Dane Graziano, tenant
CE04051739; CE04051740: Alejandro Lee, owner
CE06121030: Nicholas Tacquard, owner
CE04040071: Norman Williams, owner
CE06110317: Jamie Smith, owner; Lee Davis, attorney
CE07100487: Sumit Gaddh, owner; David Szczesny, tenant
CE07030441: Harry Hipler, attorney; Esa Natour, owner
CE07010240: Lannie Rawls, owner
CE06051992: Luis Ibanez, owner
CE07040525: Megan Zabalo, property manager; Mike Small, owner
CE07101524: Edward Steinhardt, owner

CE06110989: Robert Symington, owner
CE07040523: Kelly Parrish, property manager
CE05121203: Audrey Demuth, owner; Mary Andrades, roommate

Chair Roche called the meeting to order at 10:02 a.m., introduced the Board and explained the procedures for the hearing.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

Case: CE06110317

Jamie L. Smith
1636 Northwest 6 Avenue

Mr. Margerum announced that service was via posting on the property on 2/14/08 and at City Hall on 2/14/08.

Mr. Wayne Strawn, Building Inspector, testified to the following violations:
FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) NEW WINDOWS WERE INSTALLED IN THE MAIN HOUSE AND THE UTILITY BUILDING.
- 2) HURRICANE SHUTTERS WERE INSTALLED IN THE MAIN HOUSE AND THE UTILITY BUILDING.
- 3) FENCING WAS INSTALLED.
- 4) A STRUCTURE ENCLOSING THE WASHER AND DRYER HAS BEEN BUILT.
- 5) THE BACK PORCH WAS ENCLOSED.
- 6) THE EXISTING UTILITY BUILDING HAS BEEN ENCLOSED AND CONVERTED FOR USE AS A RESIDENCE.
- 7) A BATHROOM WAS INSTALLED IN THE UTILITY BUILDING CONVERSION.
- 8) EXTERIOR DOORS WERE INSTALLED/REPLACED.

FBC 105.2.11

THE MECHANICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO, A CENTRAL A/C UNIT HAS BEEN INSTALLED.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO, PIPING AND FIXTURES HAVE BEEN INSTALLED IN THE UTILITY BUILDING.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE BUILDING HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO, CIRCUITS FOR UTILITY

BUILDING CONVERSION WERE ADDED. CIRCUITS WERE ADDED TO POWER EXTERIOR LIGHTS AND OUTLETS. CIRCUITS WERE ADDED TO POWER THE WASHER AND DRYER. CIRCUITS WERE ADDED TO POWER THE SPRINKLER SYSTEM.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS AND PERMITS.

FBC 1626.1

ALL WINDOWS AND DOORS, WITH GLASS, HAVE NOT BEEN DEMONSTRATED TO BE IMPACT RESISTANT THROUGH THE PERMIT AND INSPECTION PROCESS.

Inspector Strawn reported he had an agreement with the owner, who had unwittingly purchased the house in this condition, to comply within 122 days, by 6/24/08, or \$50 per day, per violation.

Mr. Jamie Smith, owner, agreed to Inspector Strawn's terms.

Mr. Mitchell was concerned about granting 122 days, and wanted the owner to provide a progress report in 60 days.

Motion made by Mr. Mitchell, seconded by Mr. White, to find in favor of the City and order compliance within 56 days, by 4/22/08, or \$50 per day, per violation. In a voice vote, Board approved 6 – 0.

The following two cases for the same owner were heard together:

Case: CE04051739

Oasis Falls Condo Assn Inc
1424 Holly Heights Drive

Mr. Margerum announced that this case was first heard on 9/27/05 to comply by 10/25/05. Mr. Margerum listed extensions to the compliance deadline the Board had granted since the case was first heard.

Mr. Alejandro Lee, owner, stated everything except the paver permit was closed out. He was awaiting approval for inspection on the paver permit.

Mr. Jorg Hruschka, Building Inspector, agreed to a 60-day extension.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to grant a 56-day extension to 4/22/08. In a voice vote, Board approved 5 – 1 with Mr. Mitchell opposed.

Case: CE04051740

Oasis Falls Condo Association Inc
1430 Holly Heights Drive

Motion made by Ms. Ellis, seconded by Mr. Elfman, to grant a 56-day extension to 4/22/08. In a voice vote, Board approved 5 – 1 with Mr. Mitchell opposed.

Case: CE06110989

Cabo 6795 LLC
6795 Northwest 17 Avenue

Mr. Margerum announced that this case was first heard on 1/23/07 to comply by 3/27/07. Mr. Margerum listed extensions to the compliance deadline the Board had granted since the case was first heard.

Mr. Robert Symington, owner, explained the first contractor had not pulled a permit, so he had hired a new contractor who informed him he should have the permit within 30 days. Mr. Symington requested an additional 60 days to comply and Mr. Margerum did not object to Mr. Symington's request.

Motion made by Mr. White, seconded by Ms. Sheppard, to grant a 56-day extension to 4/22/08. In a voice vote, Board approved 6 – 0.

Case: CE04040071

Norman & Andrea Williams
1517 Northwest 19 Avenue

Mr. Margerum announced that this case was first heard on 5/25/04 to comply by 8/23/04. Mr. Margerum listed extensions to the compliance deadline the Board had granted since the case was first heard, and stated potential fines had accrued to \$53,100.

Mr. Norman Williams, owner, stated he had removed the illegal work as the Board suggested. He had an architect working on plans now.

Mr. Wayne Strawn, City Building Inspector, confirmed that most of the illegal work had been removed. He noted there was a 90% achievement of compliance, but there was still an alteration at the rear of the property. He confirmed for Chair Roche which violations were complied. Inspector Strawn recommended an extension to allow him to confirm the carport roof had been removed and to allow time to meet with the owner's architect to determine what alterations might have been done without a permit.

Motion made by Mr. White to grant a 56-day extension. Motion died for lack of a second.

Mr. Mitchell asked Mr. Williams about the illegal interior conversion, but Mr. Williams did not know what interior work this citation could be about.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to grant a 28-day extension to 3/25/08. In a voice vote, Board approved 5 – 1 with Chair Roche opposed.

Case: CE07030221

Villas Santa Fe Corp
1111 Southwest 4 Street

Mr. Margerum announced that this case was first heard on 10/23/07 to comply by 11/27/07. Time to comply had been extended from 1/22/08 to 2/26/08. Potential fines had accrued to \$19,250.

Mr. Carlos Molina, owner, stated he had submitted permit applications, and requested three more months. He said his other building had taken approximately six months to achieve compliance.

Mr. Jorg Hruschka, Building Inspector, recommended a 28-day extension to maintain close oversight of the property's progress. He confirmed the current status of the violations to the Board, and informed them there were no life safety issues.

Mr. Molina informed Mr. Mitchell that he had hired the architect within a week of the last hearing, and he had met with the inspector to discuss the plans. Mr. Molina explained he must appear in front of the Historic Preservation Board for plan approval as well.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 91-day extension to 5/27/08. In a voice vote, Board approved 5 – 1 with Ms. Ellis opposed.

Case: CE06070690

Villas Florence Inc
1114 - 1116 Southwest 4 Street

Mr. Margerum announced that this case was first heard on 5/22/07 to comply by 9/25/07. Mr. Margerum listed extensions to the compliance deadline the Board had granted since the case was first heard, with 8 sections at \$50 per day per violation, and stated the order had been recorded.

Mr. Carlos Molina, owner, said the work was complete and almost all permits were closed out.

Mr. Wayne Strawn, Building Inspector, agreed that most of the permits were closed and a "great effort" had been made to bring the property into compliance. He did not object to an extension to resolve the remaining issues.

Motion made by Mr. Mitchell, seconded by Mr. White, to grant a 28-day extension to 3/25/08. In a voice vote, Board approved 6 – 0.

Case: CE07010240

Hearing to impose fine

Leola Hankerson 1/2 Interest,
Lannie Hankerson Rawls
2800 Northwest 24 Street

Mr. Margerum announced that this case was first heard on 2/27/07 to comply by 5/22/07. Mr. Margerum listed extensions to the compliance deadline the Board had granted since the case was first heard, and stated potential fines had accrued to \$4,140.

Ms. Lannie Hankerson-Rawls, owner, believed her contractor had absconded with her deposit. The contractor had promised to appear at the December hearing for her as well and had not shown up. She requested an extension to find a new contractor.

Ms. Hankerson-Rawls explained the column had been replaced early last year, but the work had been done without a permit.

Mr. Wayne Strawn, Building Inspector, informed the Board that the porch was now "100% stronger " than it was when he had begun the case. The contractor had submitted a permit application, but the Plan Review Department had noticed that according to the survey, the adjacent carport was encroaching on the setback, and asked Ms. Hankerson to provide documentation from the County proving the carport was legal. Inspector Strawn did not object to a 91-day extension.

Motion made by Mr. White, seconded by Ms. Sheppard, to grant a 91-day extension to 5/27/08. In a voice vote, Board approved 6 – 0.

Case: CE07030441

Esa & David Natour
1901 Northwest 21 Avenue

Mr. Margerum announced that this case was first heard on 8/28/07 to comply by 10/23/07 and 11/27/07. Potential fines had accrued to \$13,600.

Mr. Henry Hipler, attorney, stated his client needed an extension to comply. Mr. Natour had experienced recent health problems and serious family financial issues. Mr. Hipler described items that were now in compliance, and requested a 90-day extension for his client to return to provide an update to the Board.

Mr. Wayne Strawn, Building Inspector, remarked that Mr. Natour had at one time hired the same contractor Ms. Hankerson hired.

Mr. Hipler said his client was considering appealing to Planning and Zoning to obtain a variance for the dumpster requirement. He believed some of the violations could be complied within 30 days.

Mr. White asked Inspector Strawn about life safety issues. Inspector Strawn explained that the columns had been added as reinforcement from roof deterioration. He had spoken with Mr. Natour's architect, who stated he would be working with the Electrical Department.

Motion made by Mr. Mitchell, seconded by Mr. White, to grant a 91-day extension to 5/27/08. In a voice vote, Board approved 6 – 0.

Case: CE05121203

Audrey Lynn Demuth
2902 Northwest 69 Court

Mr. Margerum announced that this case was first heard on 1/23/07 to comply by 4/24/07. The property was complied and potential fines had accrued to \$5,800.

Ms. Audrey Demuth, owner, requested abatement of the fines. She explained it had taken some time to find someone to help her do the work, since she could not afford to pay someone.

Ms. Mary Andrades, the owner's roommate, explained that they had shown up at the previous hearing but were not on the agenda. This had caused potential fines to accrue.

Mr. Wayne Strawn, Building Inspector, stated the fence had been damaged in Hurricane Wilma. The property was annexed from the County, and the fence had lost its legal, non-conforming status for its location once it was damaged. Inspector Strawn did not object to abatement of the fine.

Motion made by Mr. Mitchell, seconded by Mr. White, to impose no fine. In a voice vote, Board approved 6 – 0.

Case: CE06051992

Luis & Aleidy Ramirez
3341 Southwest 20 Street

Mr. Margerum announced that this case was first heard on 3/27/07 to comply by 5/22/07. Mr. Margerum listed extensions to the compliance deadline the Board had granted since the case was first heard, and stated the property was not complied and potential fines had accrued to \$3,050.

Mr. Luis (Ramirez) Ibanez, owner, requested an extension. He explained he had pulled the permits for the fence and pavers, and needed additional time to pull the other permits.

Mr. Jorg Hruschka, Building Inspector, did not object to an extension. Mr. Ibanez still needed permits for doors and windows.

Motion made by Mr. White, seconded by Ms. Sheppard, to grant a 56-day extension to 4/22/08. In a voice vote, Board approved 6 – 0.

Case: CE07040523

Perry & Joyce Knight
C/O Kelly Parrish, Property Manager
776 Northwest 57 Court

Mr. Margerum announced that this case was first heard on 5/22/07 to comply by 6/26/07. Mr. Margerum listed extensions to the compliance deadline the Board had granted since the case was first heard.

Mr. Wesley Curran, general contractor, said he had been hired to remove the mezzanine the tenant had illegally installed. Plans had been submitted and comments responded to, and he was awaiting final approval of the plans. The work was now 70% complete. He requested 91 days.

Lieutenant Steve Payne, Fire Inspector, did not object to an extension.

Motion made by Ms. Ellis, seconded by Mr. White, to grant a 91-day extension to 5/27/08. In a voice vote, Board approved 6 – 0.

Case: CE07101524

6400 Associates LLC
6414 Northwest 5 Way

Mr. Margerum announced that this case was first heard on 11/27/07 to comply by 1/22/08. The property was not complied and potential fines had accrued to \$3,500.

Mr. Edward Steinhardt, owner, said he had purchased the property in this condition. He had hired an architect and plans had been submitted in January.

Mr. Mitchell was concerned that the agenda was not very specific about the violations. Mr. Jolly agreed, but said the Board could still decide whether or not to grant Mr. Steinhardt an extension.

Mr. Steinhardt stated he had also hired an engineer to respond to comments the City had returned on the plans. He reminded the Board that the work had already been done; he only needed after-the-fact permits.

Lieutenant Steve Payne, Fire Inspector, explained the plans must indicate the location of the wall and the electrical. He did not object to a 90-day extension

Motion made by Mr. White, seconded by Ms. Sheppard, to grant a 91-day extension to 5/27/08. In a voice vote, Board approved 6 – 0.

Case: CE07091037

Shahid Nagi
590 Southwest 27 Avenue

Mr. Margerum announced that this case was first heard on 11/27/07 to comply by 1/22/08. The property was not complied and potential fines had accrued to \$7,000.

Mr. Shahid Nagi, owner, announced that the permits were all closed. He conferred with Lieutenant Payne, who suggested he return in 28 days when Inspector Clements would be in attendance. Mr. Nagi objected to having to return for another hearing. He displayed his permit documentation for the Board.

Mr. Lindwell Bradley, Code Enforcement Supervisor, stated Inspector Clements must reinspect the property and verify the case was closed.

Mr. Jorg Hruschka, Building Inspector, confirmed that the fire alarm permit was signed off on 2/10/08 and the smoke detector permit was signed off on 11/29/07. Mr. Jolly stated this was now a hearing to impose a fine.

Mr. Margerum announced that the potential fine had actually accrued to \$1,900.

Motion made by Ms. Ellis, seconded by Mr. Elfman, to impose no fine. In a voice vote, Board approved 6 - 0.

Case: CE03060710

Jack Rust Trust
1115 Northeast 9 Avenue

Mr. Margerum announced that this case was first heard on 6/24/03 to comply by 12/24/03. Time to comply had been extended from 8/28/07 to 2/26/08 and potential fines had accrued to \$67,100.

Mr. Richard Lawrence, general contractor, stated his company had been hired in August, 2007 and had secured the permit. He explained that some work had been completed, and additional work for which the property had not been cited was planned as well. He requested 90 days to complete the structural work on the interior.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to grant a 91-day extension to 5/27/08. In a voice vote, Board approved 6 – 0.

Case: CE07040525

First Industrial L P
4750 Northwest 15 Avenue

Mr. Margerum announced that this case was first heard on 5/22/07 to comply by 9/25/07. Mr. Margerum listed extensions to the compliance deadline the Board had granted since the case was first heard.

Ms. Megan Zabalo, property manager, informed the Board that the tenant had vacated the property and plans had been resubmitted to the City to correct the violations. She requested a 60-day extension to complete the work.

Lieutenant Steve Payne, Fire Inspector, did not object to an extension.

Chair Roche remembered that cars had been removed from the property, and thought this complied the violation.

Mr. Mike Small, owner, explained that once the cars were removed, they had turned the plans back in. He intended to close the opening in the wall entirely.

Motion made by Ms. Ellis, seconded by Mr. White, to grant a 56-day extension to 4/22/08. In a voice vote, Board approved 6 – 0.

Case: CE07030857

Michel & Tania Ouaknine Inc.
519 Northwest 23 Avenue

Mr. Margerum announced that this case was first heard on 6/26/07 to comply by 9/25/07. Mr. Margerum listed extensions to the compliance deadline the Board had granted since the case was first heard, and stated the property was not complied.

Ms. Tania Ouaknine, owner, stated she had obtained some permits for work, and there were old permits for some of the violations for which she had been cited. She asked that City staff research what items were still in violation. Chair Roche explained to Ms. Ouaknine that after a permit was issued, there must also be an inspection and approval of the work for the permit to be finalized. If this did not occur, the permit would expire.

Mr. Wayne Strawn, Building Inspector, said Ms. Ouaknine had testified previously that she had hired a contractor, and Inspector Strawn had spoken with a contractor regarding the property a few weeks ago, but no one had ever submitted plans to the City. Inspector Strawn had suggested that the smaller items be handled first, and he would reinspect the property, but it appeared that work had not been done and no one had phoned him to reinspect. Inspector Strawn said Ms. Ouaknine had signed a stipulated agreement admitting the violations existed, but he had seen no significant progress at the property, and therefore opposed any further extensions.

Ms. Ellis asked Inspector Strawn about electrical violations and life safety issues at the property. Inspector Strawn stated some electrical work had been done immediately to resolve those issues.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 28-day extension to 3/25/08. In a voice vote, the Board **denied** 0 – 6.

Motion made by Mr. Mitchell, seconded by Mr. Elfman, to find the violations were not complied by the ordered date and to impose a fine of \$50 per day, per violation, to run until the violations were complied. In a voice vote, Board approved 6 – 0.

Case: CE06121030

Hearing to impose fine

NBT Holdings Company
1460 Southwest 28 Street

Mr. Margerum announced that this case was first heard on 6/26/07 to comply by 10/23/07. Time to comply had been extended from 10/23/07 to 1/22/08. The property was not complied and potential fines had accrued to \$17,250.

Mr. Nicholas Tacquard, owner, explained he had hired a general contractor and it had taken time to hire subcontractors and return comments on the plans. He requested 28 more days to comply.

Mr. Wayne Strawn, Building Inspector, reported that everything but the plumbing permit was complied as of December 2007. The plumbing permits had not been resubmitted after the City had made comments, and Inspector Strawn said there had been no real effort on the part of the owner to get that permit issued.

Mr. Tacquard said he was relying on the plumbing and general contractor. Inspector Strawn advised Mr. Tacquard he might need to find new contractors.

Motion made by Mr. Mitchell, seconded by Ms. Sheppard, to grant a 56-day extension to 4/22/08. In a voice vote, Board approved 6 – 0.

Case: CE07100487

Goodwill Community Services LLC
1900 East Oakland Park Boulevard

Mr. Margerum announced that service was via posting on the property on 2/14/08 and at City Hall on 2/14/08.

Mr. Jorg Hruschka, Building Inspector, stated he had been working with the owner to get the property into compliance, and the owner had submitted plans addressing all of the violations. Inspector Hruschka had asked the owner to sign a stipulated agreement to comply within 91 days, but the owner informed him he was not comfortable signing this without his attorney's approval.

Mr. Sumit Gaddh, owner, reported he was in the process of evicting tenants for performing illegal work at the property. Mr. Gaddh stated he had met with Inspector Hruschka in November to show him the architectural drawings. He had submitted the paperwork in January, but the City had refused to accept it because of a problem with the signatures. Mr. Gaddh had then mailed the paperwork to Supervisor John Gossman via certified mail on January 29, 2008. Mr. Gaddh said one week ago, a notice had been posted on his door indicating he was "getting sued by the City of Fort Lauderdale."

Ms. Ginger Wald, Assistant City Attorney, thought the respondent would ask for a continuance so his attorney could be present, to which she would not object. Mr. Gaddh requested a 28- day continuance so his counsel could be present.

Motion made by Mr. White, seconded by Mr. Mitchell, to grant a 28-day continuance to 3/25/08. In a voice vote, Board approved 6 – 0.

Case: CE05120450

D & D Resources LLC
400 Northeast 13 Street

Mr. Margerum announced that this case was first heard on 10/24/06 to comply by 2/27/07. Mr. Margerum listed extensions to the compliance deadline the Board had granted since the case was first heard.

Mr. Miguel Gonzalez, manager, said it had been difficult to find someone to move the 20-ft. container because it was such a small job, but he had just received confirmation that the container was being removed. Mr. Gonzalez stated corrections had been made to the asphalt plans and resubmitted the previous week.

Mr. Mohammed Malik, Building Inspector, said he must confirm removal of the last container. He confirmed the plans had been resubmitted the previous week with corrections. He did not object to a 28-day extension.

Motion made by Mr. White, seconded by Ms. Sheppard, to grant a 28-day extension to 3/25/08. In a voice vote, Board approved 5 – 1 with Mr. Mitchell opposed.

[The Board was in recess from 12:00 to 12:18]

Case: CE07120454

Josephine Denis
1508 Southwest 5 Place

Mr. Margerum announced that certified mail sent to the owner was accepted on 1/25/08.

Lieutenant Steve Payne, Fire Inspector, testified to the following violation:
NFPA 101 31.3.4.5.1

HARDWIRED SMOKE DETECTORS NOT INSTALLED.

Lieutenant Payne stated this was a life safety violation and recommended ordering compliance within 28 days or a fine of \$100 per day.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City and order compliance within 28 days or a fine of \$100 per day. In a voice vote, Board approved 6 – 0.

Case: CE07120457

Riverside Condo Association
Of Broward Inc.
1540 Southwest 5 Place

Mr. Margerum announced that certified mail sent to the owner was accepted on 1/24/08.

Lieutenant Steve Payne, Fire Inspector, testified to the following violation:
NFPA 101 31.3.4.5.1

HARDWIRED SMOKE DETECTORS NOT INSTALLED.

Lieutenant Payne stated this was a life safety violation and recommended ordering compliance within 28 days or a fine of \$100 per day.

Motion made by Mr. White, seconded by Ms. Ellis, to find in favor of the City and order compliance within 28 days or a fine of \$100 per day. In a voice vote, Board approved 6 – 0.

Case: CE07120458

Riverside Condo Association
Of Broward Inc.
1548 Southwest 5 Place

Mr. Margerum announced that certified mail sent to the owner was accepted on 1/24/08.

Lieutenant Steve Payne, Fire Inspector, testified to the following violation:
NFPA 101 31.3.4.5.1

HARDWIRED SMOKE DETECTORS NOT INSTALLED.

Lieutenant Payne stated this was a life safety violation and recommended ordering compliance within 28 days or a fine of \$100 per day.

Motion made by Ms. Ellis, seconded by Mr. White, to find in favor of the City and order compliance within 28 days or a fine of \$100 per day. In a voice vote, Board approved 6 – 0.

Case: CE07120459

Riverside Condo Association
Of Broward Inc.
1556 Southwest 5 Place

Mr. Margerum announced that certified mail sent to the owner was accepted on 1/24/08.

Lieutenant Steve Payne, Fire Inspector, testified to the following violation:
NFPA 101 31.3.4.5.1

HARDWIRED SMOKE DETECTORS NOT INSTALLED.

Lieutenant Payne stated this was a life safety violation and recommended ordering compliance within 28 days or a fine of \$100 per day.

Motion made by Ms. Ellis, seconded by Mr. White, to find in favor of the City and order compliance within 28 days or a fine of \$100 per day. In a voice vote, Board approved 6 – 0.

Case: CE07120440

Adam S & Donna J Adams
1612 Southwest 11 Street

Mr. Margerum announced that certified mail sent to the owner was accepted on 1/22/08.

Lieutenant Steve Payne, Fire Inspector, testified to the following violation:
NFPA 101 31.3.4.5.1

HARDWIRED SMOKE DETECTORS NOT INSTALLED.

Lieutenant Payne stated this was a life safety violation and recommended ordering compliance within 28 days or a fine of \$100 per day.

Motion made by Mr. White, seconded by Ms. Ellis, to find in favor of the City and order compliance within 28 days or a fine of \$100 per day. In a voice vote, Board approved 6 – 0.

Case: CE07120470

Jorge Cimitier & Beverly Lewis
1808 Southwest 11 Court

Mr. Margerum announced that certified mail sent to the owner was accepted on 1/19/08.

Lieutenant Steve Payne, Fire Inspector, testified to the following violation:
NFPA 101 31.3.4.5.1

HARDWIRED SMOKE DETECTORS NOT INSTALLED.

Lieutenant Payne stated this was a life safety violation and recommended ordering compliance within 28 days or a fine of \$100 per day.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 28 days or a fine of \$100 per day. In a voice vote, Board approved 6 – 0.

Case: CE07120422

Jorge Cimitier & Beverly Lewis
1816 Southwest 11 Court

Mr. Margerum announced that certified mail sent to the owner was accepted on 1/19/08.

Lieutenant Steve Payne, Fire Inspector, testified to the following violation:
NFPA 101 31.3.4.5.1

HARDWIRED SMOKE DETECTORS NOT INSTALLED.

Lieutenant Payne stated this was a life safety violation and recommended ordering compliance within 28 days or a fine of \$100 per day.

Motion made by Ms. Ellis, seconded by Mr. Mitchell, to find in favor of the City and order compliance within 28 days or a fine of \$100 per day. In a voice vote, Board approved 6 – 0.

Case: CE07120385

Benjamin Flores & Darrell Hargrove
3910 Southwest 12 Court

Mr. Margerum announced that service was via posting on the property on 2/8/08 and at City Hall on 2/14/08.

Lieutenant Steve Payne, Fire Inspector, testified to the following violation:
NFPA 101 31.3.4.5.1

HARDWIRED SMOKE DETECTORS NOT INSTALLED.

Lieutenant Payne stated this was a life safety violation and recommended ordering compliance within 28 days or a fine of \$100 per day.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to find in favor of the City and order compliance within 28 days or a fine of \$100 per day. In a voice vote, Board approved 6 – 0.

Case: CE07040072

Evian Cuellar & Cecilio Matias
701 Northeast 17 Court

Mr. Margerum announced that service was via posting on the property on 2/14/08 and at City Hall on 2/14/08.

Mr. Jorg Hruschka, Building Inspector, testified to the following violations:
FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING
MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:
A FENCE HAS BEEN INSTALLED

FBC 106.10.3.1

THE FOLLOWING PERMITS EXPIRED AND BECAME NULL AND VOID:

- 1) 99030256 WOOD FENCE
- 2) 99030254 POOL DECK
- 3) 97062254 ELECTRIC FOR POOL
- 4) 97021633 POOL PIPING

- 5) 97021632 POOL AND PATIO
- 6) 96091799 WINDOWS/DOORS
- 7) 06111988 BURGLAR ALARM
- 8) 01110982 PAVERS
- 9) 01110979 RE-ROOF COMP SHINGLES

FBC 106.10.3.4

THE WORK COMMENCED AND/OR COMPLETED UNDER THE PERMITS REFERENCED IN 106.1.3.1 SHALL BE REMOVED OR NEW PERMITS SHALL BE OBTAINED.

Inspector Hruschka said he had no communication from the owner and no movement had been made to comply, and recommended ordering compliance within 30 days or a fine of \$100 per day, per violation.

Motion made by Ms. Ellis, seconded by Mr. White, to find in favor of the City and order compliance within 28 days or a fine of \$100 per day, per violation. In a voice vote, Board approved 6 – 0.

Case: CE06091925

Stipulated agreement

Charles Wheeler
1432 Southwest 30 Street

Mr. Margerum announced that certified mail sent to the owner was accepted on 1/25/08.

Violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS:

- 1) AN ALUMINUM STRUCTURE HAS BEEN INSTALLED AT THE FRONT ENTRANCE.
- 2) A NEW FRONT ENTRY DOOR HAS BEEN INSTALLED.
- 3) NEW WINDOWS HAVE BEEN INSTALLED.
- 4) STUCCO WORK HAS BEEN DONE ON THE BUILDING.

FBC 1604.1

THE ALUMINUM STRUCTURE IS NOT DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STRENGTH DESIGN AND/OR LOAD AND RESISTANCE FACTOR DESIGN.

Mr. Jorg Hruschka, Building Inspector, testified he had a stipulated agreement with the owner to comply within 91 days or a fine of \$100 per day, per violation.

Motion made by Ms. Ellis, seconded by Mr. White, to find in favor of the City, approve the stipulated agreement, and order compliance within 91 days or a fine of \$100 per day, per violation. In a voice vote, Board approved 6 – 0.

Case: CE06090168

Stipulated agreement

Thomas McCann
3301 Northeast 56 Court

Mr. Margerum announced that service was via posting on the property on 2/14/08 and at City Hall on 2/14/08.

Violations:

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER
WITHOUT OBTAINING THE REQUIRED PERMITS:

A BOAT LIFT WAS INSTALLED WITHOUT A PERMIT.

FBC 105.2.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITHOUT
OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING
BUT NOT LIMITED TO:

AN ELECTRICAL CIRCUIT FOR BOAT LIFT WAS
INSTALLED WITHOUT OBTAINING A PERMIT.

Mr. Jorg Hruschka, Building Inspector, testified he had a stipulated agreement with the owner to comply within 91 days or a fine of \$100 per day, per violation.

Motion made by Mr. White, seconded by Ms. Sheppard, to find in favor of the City, approve the stipulated agreement, and order compliance within 91 days or a fine of \$100 per day, per violation. In a voice vote, Board approved 6 – 0.

Case: CE07120985

Anthony Radhay
1537 Northwest 6 Avenue

Mr. Margerum announced that service was via posting on the property on 2/14/08 and at City Hall on 2/14/08.

Mr. Wayne Strawn, Building Inspector, testified to the following violations:

9-280(b)

THE FOLLOWING MAINTENANCE DEFICIENCIES ARE FOUND AT
THE PROPERTY:

- 1) FRONT PORCH DECORATIVE TUBE COLUMN IS BENT AND RUSTED AT THE BASE.
- 2) FRONT PORCH ROOF SUPPORT BEAM IS ROTTED AND WATER DAMAGED.
- 3) WINDOW A/C UNIT IS INSTALLED IMPROPERLY AND IS COMPROMISING THE OPERATION OF THE WINDOW.
- 4) VARIOUS AREAS OF THE PLYWOOD SOFFIT ARE ROTTING DUE TO WATER DAMAGE AND A HOLE WAS REPAIRED IMPROPERLY.

9-280(g)

THERE ARE EXPOSED WIRES BELOW THE MAIN ELECTRICAL PANEL. THERE ARE EXPOSED WIRES NEXT TO THE NEW AIR-CONDITIONING UNIT. THE PROTECTIVE COVER IN THE OUTSIDE ELECTRIC PANEL IS MISSING.

FBC 105.1

THE BUILDING HAS BEEN ALTERED IN THE FOLLOWING MANNER WITHOUT OBTAINING THE REQUIRED PERMITS OR FOR WHICH PERMITS HAVE EXPIRED:

- 1) NEW WINDOWS WERE INSTALLED.
- 2) EXTERIOR DOORS WERE INSTALLED.
- 3) A HOLE THAT RECEIVED A WALL A/C UNIT HAS BEEN PATCHED WITH TILE BACKER BOARD.
- 4) THE FLORIDA ROOM ADDITION PERMIT #00A89808 HAS EXPIRED WITHOUT PASSING INSPECTION. THE ADDITION WAS NOT BUILT ACCORDING TO THE PLAN.

FBC 105.2.11

THE MECHANICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) A CENTRAL A/C UNIT HAS BEEN INSTALLED
- 2) WALL/WINDOW A/C UNITS HAVE BEEN INSTALLED.

FBC 105.2.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

PIPING HAS BEEN INSTALLED INTO THE FAMILY ROOM ADDITION TO SUPPLY LAUNDRY MACHINES. A WASTE LINE IS COMING BACK OUT THROUGH THE WALL AND DUMPING GREY WATER DIRECTLY ONTO THE SURROUNDING YARD.

FBC 105.2.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

- 1) EXTERIOR OUTLETS HAVE BEEN MOVED OR REPLACED.
- 2) ELECTRIC CIRCUITS HAVE BEEN ALTERED WHEN THE CENTRAL A/C UNIT WAS INSTALLED.
- 3) AN ELECTRIC CIRCUIT HAS BEEN ADDED AND RUN FROM THE EXTERIOR ELECTRICAL PANEL UP THROUGH THE ROOF SOFFIT INTO THE INTERIOR OF THE HOUSE.
- 4) SECURITY LIGHTS HAVE BEEN INSTALLED.

FBC 106.10.3.1

PERMIT #00A89808 FOR THE FAMILY ROOM ADDITION HAS HAD NO INSPECTIONS AND HAS SINCE EXPIRED. ALL EXPIRED PERMITS ARE NULL AND VOID.

FBC 109.6

WORK WAS PERFORMED AND COVERED WITHOUT OBTAINING THE REQUIRED APPROVALS AND PERMITS.

FBC 1604.1

WINDOWS WERE NOT INSTALLED IN ACCORDANCE WITH STRENGTH REQUIREMENTS FOR THE LOADS IMPOSED.

FBC 1626.1

ALL WINDOWS AND DOORS, WITH GLASS, ARE NOT IMPACT RESISTANT.

Inspector Strawn stated he had met with Robert Jenkins III regarding this property, who informed him he had power of attorney, but Mr. Jenkins could not produce it. Inspector Strawn had signed a stipulated agreement with Mr. Jenkins, but he presented the case and made the same recommendations as in the stipulated agreement, in the event he did not receive a copy of the power of attorney from Mr. Jenkins. Inspector Strawn presented photos of the property and recommended ordering compliance with 9-280(b), 9-280(g), FBC 106.10.3.1, FBC 109.6, FBC 1604.1 and FBC 1626.1 within 119 days or \$50 per day, per violation and with FBC 105.1, FBC 105.2.11, FBC 105.2.4 and FBC 105.2.5 within 91 days or \$50 per day, per violation.

Motion made by Ms. Ellis, seconded by Ms. Sheppard, to find in favor of the City and order compliance with 9-280(b), 9-280(g), FBC 106.10.3.1, FBC 109.6, FBC 1604.1 and FBC 1626.1 within 119 days or \$50 per day, per violation and with FBC 105.1, FBC 105.2.11, FBC 105.2.4 and FBC 105.2.5 within 91 days or \$50 per day, per violation. In a voice vote, Board approved 6 – 0.

Case: CE06021066

CT Capital, Ltd.
1647 Northwest 11 Place

Mr. Margerum announced that certified mail sent to the owner was accepted on 2/2/08 and certified mail sent to the registered agent was accepted [no date].

Mr. Wayne Strawn, Building Inspector, testified to the following violations:

FBC 105.1

THE WINDOWS OF THE BUILDING HAVE BEEN CHANGED OUT AND WOODEN FENCING HAS BEEN INSTALLED WITHOUT OBTAINING THE REQUIRED PERMITS.

FBC 109.6

THE IMPROVEMENTS AND ALTERATIONS HAVE NOT BEEN FIELD INSPECTED AND APPROVED AS REQUIRED.

FBC 2328.2

THE FENCE-POST SPACING EXCEEDS THE MINIMUM OF FOUR FEET ON CENTER.

Inspector Strawn informed the Board the property was in foreclosure, and stated he had spoken with a contractor who said he was employed by the mortgage holder to make

the repairs. He recommended ordering compliance within 56 days or a \$50 per day, per violation.

Mr. Mitchell was certain the property would be sold to a new owner who would be unaware of the violations, and recommended that the compliance deadline be shorter.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find in favor of the City and order compliance within 28 days or \$50 per day, per violation. In a voice vote, Board approved 6 – 0.

Case: CE05060301

John Mink Revocable Trust &
Kevin Mink, Trustee
5780 Northwest 9 Avenue

Mr. Margerum announced that this case was first heard on 7/26/05 to comply by 10/25/05. Mr. Margerum listed extensions to the compliance deadline the Board had granted since the case was first heard, and informed the Board the property was not complied and potential fines had accrued to \$1,524,000.

Mr. Wayne Strawn, Building Inspector, determined that proper notice of a hearing to impose the fines had not been sent, so the case should be rescheduled as such, a Hearing to Impose Fines.

Case: CE06061015

Hearing to impose fine

Toccarra Williams
2051 Northwest 28 Avenue

Mr. Margerum announced that this case was first heard on 2/27/07 to comply by 4/24/07. Mr. Margerum listed extensions to the compliance deadline the Board had granted since the case was first heard, and stated the property was not complied and potential fines had accrued to \$7,600.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to find the violations were not complied by the ordered date, and to impose the \$7,600 fine, which would continue to accrue until the property complied. In a voice vote, Board approved 6 – 0.

Case: 9004263

Request to vacate order of 6/21/91

Charles Walker
2345 Northwest 14 Street

Mr. Margerum requested the Board vacate the order dated 6/21/91 so the City could re-cite the property.

Motion made by Mr. Mitchell, seconded by Ms. Ellis, to vacate the order dated 6/21/91. In a voice vote, Board approved 6 – 0.

Approval of Meeting Minutes

Motion made by Ms. Ellis, second by Mr. Mitchell, to approve the minutes of the Board's January 2008 meeting. In a voice vote, Board approved 6 – 0.

Cases Complied

Mr. Margerum announced that the below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE07030226	CE07101522	CE07120434	CE07120446
CE07120465	CE07120464	CE07120451	

Cases Without Service

Mr. Margerum announced that the below listed cases had been withdrawn for lack of service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

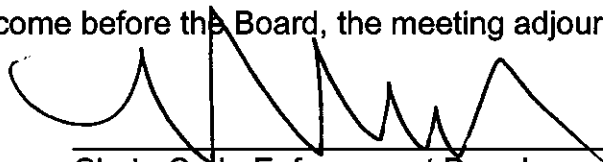
CE07071505	CE07120456
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Cases Withdrawn

Mr. Margerum announced that the below listed cases had been withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE07120450	CE07120380
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There being no further business to come before the Board, the meeting adjourned at **12:55 P.M.**



Chair, Code Enforcement Board

ATTEST:



Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Minutes prepared by: J. Opperee, ProtoType Inc.